### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address	2a Bellevue Road, Bentleigh East Vic 3165
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000	&	\$1,350,000
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#### Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/10/2019	to	30/09/2020		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	13a McGuinness Rd BENTLEIGH EAST 3165	\$1,325,000	08/07/2020
2	5a John St BENTLEIGH EAST 3165	\$1,310,000	26/06/2020
3	9b Pollina St BENTLEIGH EAST 3165	\$1,300,000	10/08/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/11/2020 16:12





**Andrew Panagopoulos** 9593 4500 0412054970 andrewpanagopoulos@jelliscraig.com.au

> **Indicative Selling Price** \$1,300,000 - \$1,350,000 **Median House Price**

Year ending September 2020: \$1,200,000



Property Type: Townhouse (Res) Land Size: 262 sqm approx

**Agent Comments** 

## Comparable Properties

13a McGuinness Rd BENTLEIGH EAST 3165 (REI/VG)

Price: \$1,325,000 Method: Auction Sale Date: 08/07/2020

Property Type: Townhouse (Res) Land Size: 292 sqm approx

**Agent Comments** 

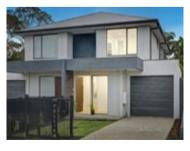


5a John St BENTLEIGH EAST 3165 (REI/VG)

Price: \$1,310,000 Method: Private Sale Date: 26/06/2020

Property Type: Townhouse (Single) Land Size: 295 sqm approx

Agent Comments



9b Pollina St BENTLEIGH EAST 3165 (REI)

Price: \$1,300,000 Method: Private Sale Date: 10/08/2020

Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



